

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

80 Niringa Avenue, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$984,000

House

X

Unit

Suburb

Aspendale

Period - From

01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Kiewa Ct ASPENDALE 3195	\$920,000	09/02/2019
2	44 Albany Cr ASPENDALE 3195	\$836,500	16/01/2019
3	17 Tarongo Dr ASPENDALE 3195	\$815,000	12/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



2 Kiewa Ct ASPENDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 574 sqm approx

44 Albany Cr ASPENDALE 3195 (VG)

Agent Comments

3 - -

Price: \$836,500

Method: Sale

Date: 16/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 583 sqm approx

17 Tarongo Dr ASPENDALE 3195 (VG)

Agent Comments

3 - -

Price: \$815,000

Method: Sale

Date: 12/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx